

Dix Edge Area Study January Community Leader Group Meeting

Tuesday, February 2, 2021 12pm – 1pm via zoom

Attendees:

City of Raleigh Staff: Sara Ellis, Hannah Reckhow, JP Mansolf, Fabian Rodriguez

Community Leaders: Mel Wright, Hayes Permar, Douglas Humphrey, Eric Braun, John Hinshaw, Jenn Truman, Terri Edwards, Marilyn Drath, Sim Mciver, Falon Foreman, Emma Benedyk, Bonner Gaylord

1. Introduction - If you had a magic wand what would you change about the study area?
 - Pedestrian Connection across 40
 - Connect the many assets with better pedestrian connectivity
 - Better integration of Caraleigh across S Saunders St
 - More affordable housing
 - See increased development investment without displacement
 - Local neighborhood retail options (coffee shop, pharmacy, retail)
 - Sidewalks and better connectivity to downtown
 - Affordable housing and non-motorized transportation connectivity.
 - Maintaining accessibility during upcoming construction (roads, sidewalks, trails).
 - Make something really cool happen at water works
 - Affordable housing
 - Second Water Works building and affordable housing
 - Human empowerment center for those experiencing homeless
 - Connectivity and overhead rail to connect destinations
 - Housing for all, creating good paying jobs and connectivity between those.
2. Issues and Opportunities Report Walkthrough
 - Sara Ellis started by sharing a summary of visioning session that was previously discussed. (see powerpoint for details)
 - 4 main elements that we're looking at:
 - Retain: maintain elements and spirit that define community in dix edge
 - Stitch: connect the neighborhoods of dix edge to each other and to the urban fabric of greater Raleigh.
 - Grow: build a stronger dix edge area through design, community, and equity
 - Collaborate: create consensus
 - Retain (pg 62):
 - One property owner holds one large area of land or land assemblage indicates redevelopment is more likely.
 - Parcels that have a higher land value that exceed the housing value often leads to development or teardowns.
 - Possible solutions to issues
 - Minimize displacement of local residents and businesses
 - Ensure pathways for intergenerational wealth building and homeownership
 - Does that makes sense?
 - First time seeing my own house indicated as potential development opportunity

- My whole neighborhood is underzoned, is there an analysis of whether property is underzoned or overzoned?
 - a. Future Land Use Map says that higher ownership intensities would be appropriate currently
- IS there a way to differentiate between renter-occupied and owner-occupied property?
 - a. We have the data available, but it may not be mapped right now.
- Are there places where one owner owns multiple lots in a neighborhood.
 - a. There is a common ownership map in the community snapshot. There are 1 or 2 owners who have several residential properties
- Is mapping for homeless population possible?
 - a. This is something we could ask about in the phase now surveys
- **Stitch (pg 63)**
 - Suggestions for making better connections in the area, to the park and between neighborhoods.
 - Possible solutions
 - Improve multimodal connectivity in Dix Edge area
 - Ensure “complete streets” and humanize major roads.
 - a. Benches, lighting, public art
 - Expand open space in Dix Edge area and connect to the greenway network
 - Ensure transportation access and safety.
 - These solutions are not final and will be brought to the larger community for feedback.
 - Does that make sense/questions/concerns:
 - Would be great to see lake wheeler considerations be expanded to community center
 - Curious to think about how non-motorized transportation incorporates with downtown south to the east of S Saunders.
- **Grow (pg 64)**
 - suggestions to build a stronger dix edge area through design, community and equity
 - Possible solutions
 - Ensure site sensitive development
 - Utilize transit oriented development and clustered development
 - Create Community “3rd spaces”
 - Create diverse and equitable housing options
 - Questions/concerns
 - Are there ways to facilitate the companies coming out of centennial campus to locate in the study area, or to connect them better to the study area.
 - a. Consultants observed that economic development isn’t benefitting the existing residents.
- **Collaborate (pg 65)**
 - Create consensus around a shared vision for the future of Dix Edge Area
 - Possible solutions
 - Ensure transparency in the planning process

- Ensure that local voices in Dix Edge are heard
- Questions/concerns
 - This is a place where RHA and the City can do better. Connecting RHA to the outside community. In the past there's been isolation to RHA communities and not as much effort at incorporating the affordable communities into the broader communities as a whole.
 - a. RHA communities are missing from the map.
- We have Phase Now meetings coming up later this month
- Please mark interested on the Dix Edge facebook events.
- Volunteers for door hangers would be welcome.
- Volunteers for yard sign in their yard would also be welcome.
- There was a noticeable increase in survey responses after the help of this group spreading the word.
- The website has good resources for community leaders education and to provide to others.